

Town of Ashby
Low Impact Development (LID) Construction Methods, Education and
Guidance
For
Applicants Seeking “Approval Not Required” (ANR) Endorsement
And
Permits for the Construction of Structures
For
All Eligible and Approved Uses

The following information has been provided to the applicant in an effort to aid said applicant with the Town of Ashby’s goal of preserving natural resources and to minimize surface runoff facilitated with typical construction methods related to the construction or permeable surfaces (examples: roofs, driveways, sidewalks and surface and subsurface drainage structures). The applicant shall incorporate LID construction methods as needed in compliance with the Zoning Bylaw and, where relevant, the Subdivision Rules and Regulations.

Guidance to applicants includes, but is not limited to the following:

1. Each lot shall be engineered in such a way to minimize surface water run-off.
2. Slope, permeable surfaces, soil and vegetation must be taken in consideration when developing environmentally sensitive lots. All LID construction methods area intended to facilitate with water infiltration.
3. Individual “bioretention areas” or “rain gardens” are permissible on each developed lot.
4. The applicant shall minimize the construction of impervious surfaces with small parking areas, shared parking areas, as well as the use of pervious pavements.
5. Engineers may be consulted by the applicant but for ANR lots engineering assistance is not required by the Ashby Zoning bylaw.
6. To be developed lots are allowed to be sloped in such a way to create a “treatment train” for storm water runoff. A “treatment train” would consist of grass filtration stripes sloping towards an infiltration trench, bioretention area, or grass swale that would be located in the undeveloped lot. The construction of berms in appropriate positions is permissible to stop the water runoff from going into wetland areas.

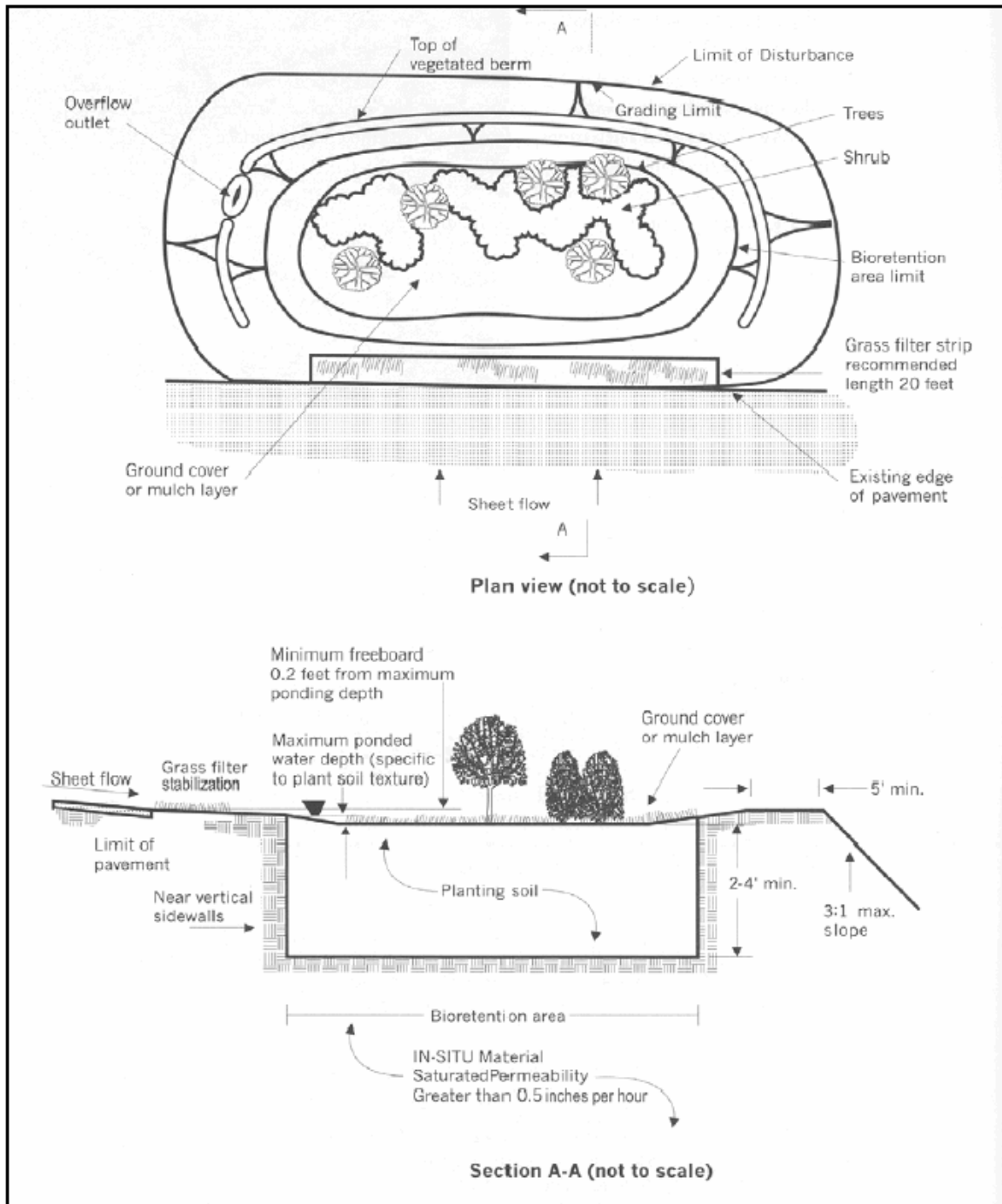
Other construction techniques and methods are provided to the applicant on the following pages.

Pervious Pavement

Alternative pavements for streets, alleys, sidewalks, paths, and driveways should be considered along with traditional asphalt and concrete. Brick, block, concrete, and stone pavers reduce the percentage of site's impervious surface as well as the demand for conventional storm water management facilities. Unlike conventional pavements, pavers encourage groundwater recharge and reduce the runoff of pollutants such as oil, grease, hydrocarbons, and nutrients. A variety of alternative pavements can also meet different traffic, regulatory, climatologic, and aesthetic concerns. In addition to their environmental benefits, alternative pavements such as brick can add visual appeal and character to residential properties.

Possible LID Techniques for Lots

- Individual lot bioretention



Source: Prince George's County Bioretention Manual, 2001.

FIGURE 4. TYPICAL BIORETENTION AREA

“Treatment Train” grass filter strips that lead to Infiltration Trench.

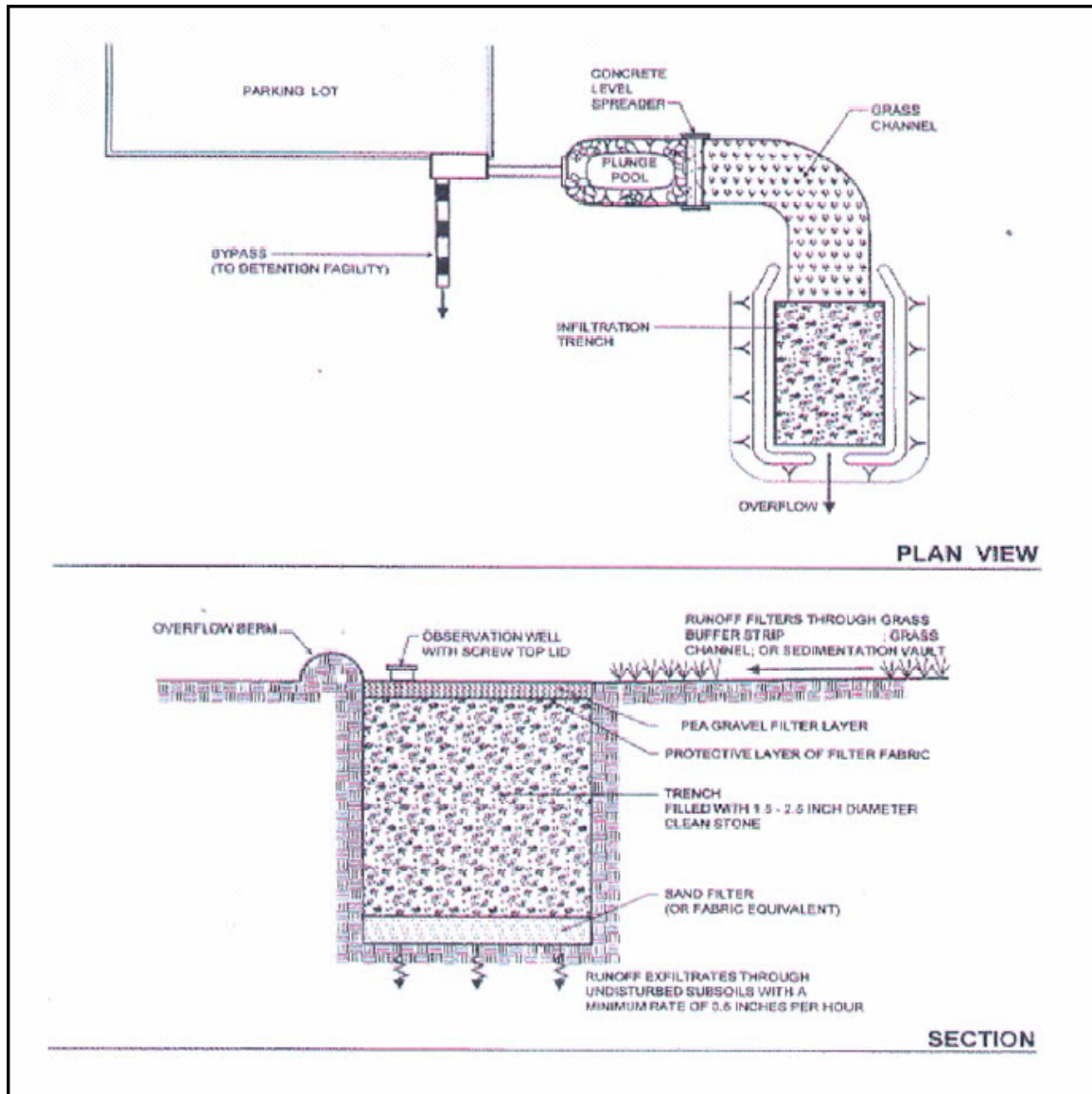
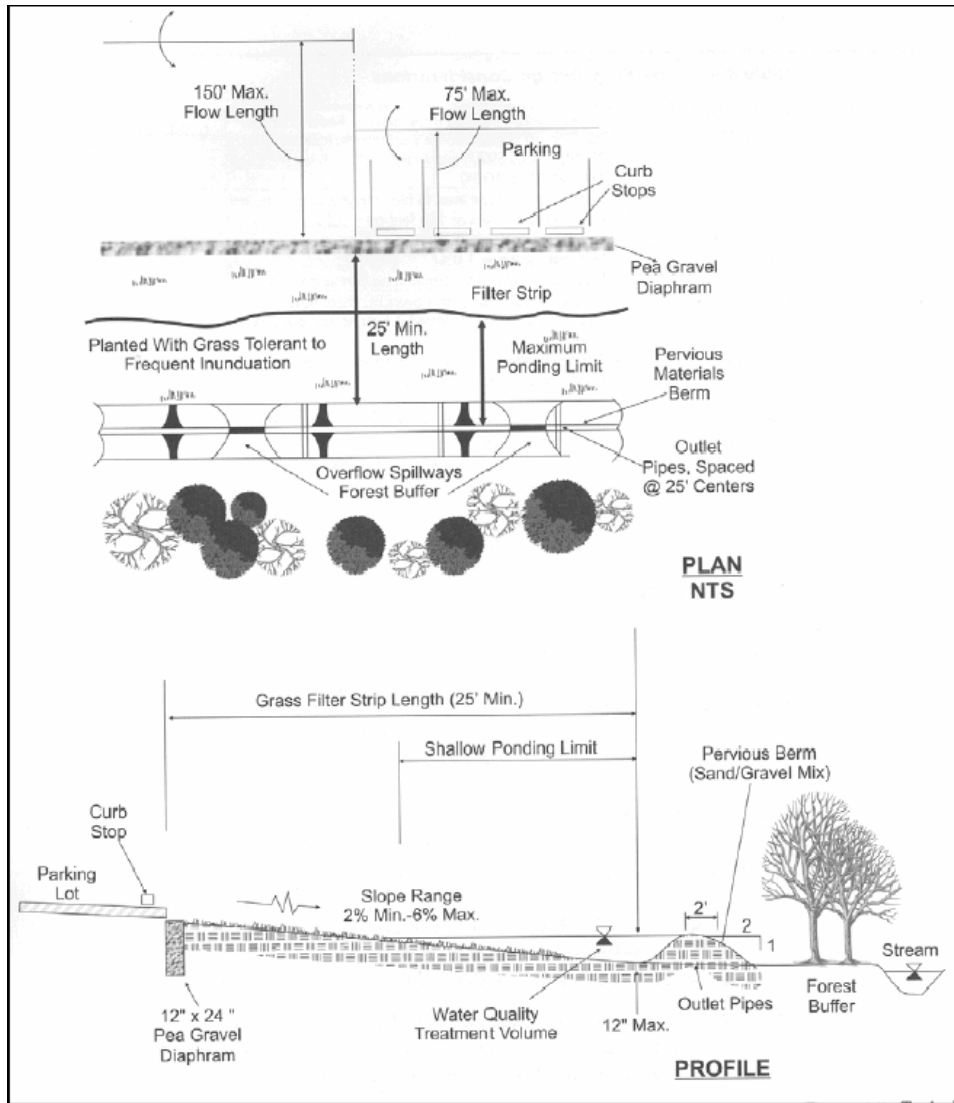


FIGURE 2. INFILTRATION TRENCH

Vegetated Channels and Grassed Swales

Pervious Berm A sloped wall or embankment (typically constructed of earth, hay bales, or timber framing) used to prevent inflow or outflow of material into/from an area. In this case of the berm being pervious it would slow the storm water down.



Source: Prince George's County Bioretention Manual, 2001.

FIGURE 6. TYPICAL GRASS FILTER STRIP

RECEIVED FROM:

Applicant Name, Address

Date

RECEIVED BY:

Building Inspector, Town of Ashby

Date

Or,

RECEIVED BY:

Planning Board, Town of Ashby

Chairman

Date